



## New Multifamily Parking Requirements in Four Urban Center Villages

New parking requirements, effective June 9, 2005, are intended to further the City's goal of revitalizing Seattle's urban center villages—areas designated by Seattle's Comprehensive Plan as good locations for employment and housing that are well served by transportation and a network of local businesses, and therefore require fewer car trips.

Ordinance 121792 amends multifamily residential parking requirements within four such areas: the First Hill neighborhood, a portion of the University District, and the Pike/Pine and Capitol Hill neighborhoods. Because these changes are based on demand data and policy objectives of supporting transit, the legislation also amended the Seattle Environmental Policy Act (SEPA) so that environmental conditioning will no longer be used to require more parking than the minimum established in the Land Use Code.

The City Council is currently reviewing the Mayor's Neighborhood Business District Strategy, which is intended to broadly strengthen the city's neighborhood commercial areas, enhance housing opportunities, and reinforce pedestrian values. If adopted, these recommendations will further address parking requirements for all uses, including multifamily residential

see **multifamily parking** on page 5



As of Aug. 1, 2005, new requirements relating to moisture protection of multi-unit residential buildings containing more than two units will apply to building permits issued on or after that date.

—details on page 3

## Broadway Avenue Rezones Aimed at Revitalizing Neighborhood

Recently adopted rezones and code amendments for property along Broadway Avenue East aim to help Broadway and the surrounding neighborhood regain and maintain its vitality.

Adopted June 13 by City Council, Ordinance 121831 is consistent with City and neighborhood goals for the Capitol Hill Urban Center. The rezones (see map on pg. 5) include:

- Generally changing designations from Lowrise 3 (L3), Lowrise/Residential Commercial (L3/RC), Neighborhood

see **broadway rezones** on page 5

Vol. 3  
No. 7

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# OTC Permits and Inspection Requests Affected by July 14-19 System Shutdown



Greetings from OTC staff, who are already successfully using the new Hansen permit system

## System Upgrade May Also Temporarily Lengthen Permit Appointments and Processing Time

The "shakedown cruise" for our new permit system starts July 19 and is expected to temporarily extend the length of permit-related appointments, as well as the processing time involved with permit routing, review and issuance.

We are doing everything we can to lessen this impact and expect it to quickly recede as staff and customers become more familiar with the new system and bugs are worked out.

To provide good customer service during the training and implementation period, we will be modifying our regular practices for permit intake and review. We are adding more intake appointments during the hours staff are not in training and we are expanding our ability to receive applications via our drop-off submittal process. Drop-off submittals will be mandatory for new construction and qualifying land use platting applications through at least mid-July.

The new permit system is already supporting other DPD functions, including Code Compliance activities and many OTC permits.

For additional information on our permit system conversion and on drop-off submittals, pick up one of our bright yellow flyers from our 20th floor lobby racks or visit us online at [www.seattle.gov/dpd/permits](http://www.seattle.gov/dpd/permits).

## What This Means for Your OTC Permit Application

During our department-wide transition to our new permit information system, we will have to turn off our automated permit processing functions for Over-the-Counter (OTC) permits for several days.

Starting at 4 p.m., Thursday, July 14, and continuing until a target time of 6 a.m., Tuesday, July 19, we will issue temporary permits and permit numbers for the following types of permits processed by our OTC staff:

- boiler/pressure vessel conveyance
- electrical \* - plan review, OTC and fire alarm
- mechanical for single family/duplex
- refrigeration
- side sewer repair \*
- sign

The "real" permit will be issued as quickly as possible after July 19.

To avoid the delays caused by the system conversion, you may want to apply for your permit several days earlier. However, during the conversion you may still submit an OTC permit application, either:

- in person at our Applicant Services Center, 20th floor, Seattle Municipal Tower, 700 Fifth Ave., or
- by fax to (206) 684-8113.

We apologize for any inconvenience this shutdown causes and assure you we are taking every possible step to ensure your application is processed as quickly and accurately as possible.

*\* NOTE: During this time period, if you have an escrow account with DPD, you may still apply online for a side sewer repair permit, or for an electrical permit that does not require plan review, by using our older system at [www.seattle.gov/dpd/permits](http://www.seattle.gov/dpd/permits). Users of this system will also be issued a temporary permit and permit number.*



## How to Schedule an OTC Inspection

To request an inspection, call our 24-hour Inspection Request Line at (206) 684-8900. If you need to speak to Inspection Services staff directly, call (206) 684-8950 between 7:30 a.m.-4:30 p.m.

## Questions?

If you have questions, please contact the appropriate section listed below:

- Over-the-Counter Permits - (206) 684-8464, 20th floor
- Inspections Services - (206) 684-8950, 21st floor

DPD offices are located in Seattle Municipal Tower at 700 Fifth Ave. in downtown Seattle.

## Early Design Guidance Applications Qualify for Drop-Off Submittal Soon

In late July, applications for Early Design Guidance (EDG) will be added to the list of project types that may be submitted to DPD via a drop-off process. This change is designed to more quickly schedule required public meetings at which proposed Design Review projects are shown to the public and the City's Design Review Board.

Seattle's Land Use Code requires that applicants subject to design review have a presubmittal conference prior to submitting an application for the EDG phase of a Master Use Permit (MUP). This phase includes a public meeting with the Design Review Board and the public.

DPD is now encouraging applicants to combine their pre-submittal conference with submitting their EDG application. At the pre-submittal conference, DPD planners will screen their submission for required materials and route completed applications on for processing, assignments and booking the public meeting.

Applicants may also drop-off EDG applications at the DPD Applicant Services Center at any time after their pre-submittal conference using the drop-off submittal process. Alternately, applicants may schedule an

EDG intake appointment using the existing process by calling (206) 684-8850.

This change will take effect after DPD's new permit system is launched (anticipated on July 19, 2005).

### For More Information

For more information on the EDG process and how to prepare materials for Design Review meetings, read the July 2005 update to Client Assistance Memo (CAM) 238, "Design Review." Additional information will soon be available on the new Design Review Program website, debuting this summer at [www.seattle.gov/designreview](http://www.seattle.gov/designreview).

Questions regarding the EDG drop-off process should be directed to Vince Lyons, Design Review Manager, (206) 233-3823, or discussed with a land use planner in the Applicant Services Center, located on the 20th floor of Seattle Municipal Tower, 700 Fifth Ave.

The drop-off submittal process is explained in CAM 105, "Drop-Off Submittals."

CAMs and design review guidelines are available online at [www.seattle.gov/dpd/publications](http://www.seattle.gov/dpd/publications).

## Moisture Protection Law for Multi-Unit Residential Buildings Takes Effect Aug. 1

New requirements relating to the moisture protection of multi-unit residential buildings containing more than two units were approved in the recent session of the Washington State Legislature. Engrossed House Bill 1848 (EHB-1848) requires several new actions by design professionals and qualified inspectors.

The requirements go into effect Aug. 1, 2005, and will apply to building permits issued on or after that date. The new law requires that:

- the plans, details and specifications for the construction of the building enclosure of new multi-unit residential buildings with more than two units, and most multi-unit residential buildings being rehabilitated, be stamped by a licensed engineer or architect
- the design professional of record submit a statement affirming that the building enclosure documents satisfy the requirements of EHB-1848
- DPD not issue the building permit without those design documents and statement being on file
- a third-party, qualified inspector inspect the building enclosure during the course of construction

for compliance with the building enclosure design documents

- the third-party inspector submit a signed letter of certification to DPD regarding the inspection and substantial compliance of the building with the building enclosure design documents
- DPD not issue a certificate of occupancy or equivalent prior to receiving the inspector's certification. Please note that DPD staff will not:
  - review the building enclosure details for adequacy
  - review the qualifications of the third-party building enclosure inspector
  - review the inspection record of the building enclosure construction

The new law is available online at [www.seattle.gov/dpd/news](http://www.seattle.gov/dpd/news).

Copies are also available in the Applicant Services Center, (206) 684-8850, and the Public Resource Center, (206) 684-8467, both located on the 20th floor of Seattle Municipal Tower, 700 Fifth Ave.

For more information, contact Building Code Technical Backup, (206) 684-4630, from 1-4:15 p.m.



City Planning, a part of Seattle's Department of Planning and Development, is responsible for the following planning- and design-related activities:

- Area Planning
- CityDesign—the City's urban design function
- Comprehensive Planning
- Growth Management
- Land Use Policy
- Seattle Design Commission
- Seattle Planning Commission

“Working together to articulate, advocate and advance our community's vision for an exceptional and vibrant Seattle.”

# SPC

## Seattle Planning Commission

### Commission Elects New Chairs and Officers

On May 26 the Seattle Planning Commission (SPC) elected Steve Sheehy to serve as chair for the 2005-2006 term. Sheehy serves as legal counsel for Sound Transit and just completed a year-long term as SPC vice chair. A resident of Madrona, Sheehy is experienced in Growth Management issues, real estate and land use development.



Steve Sheehy

The commission also appointed new committee chairs and executive committee officers to serve one-year terms beginning immediately. The executive committee is responsible for organizational development, strategic planning, personnel issues, budget and resources, new member recruitment and agenda setting. It is made up of the SPC chair, vice chair, the committee chairs, as well as appointed at-large members, and the chair emeritus. This year's executive committee officers include:

- Jerry Finrow – SPC vice chair
- George Blomberg – chair of the newly restructured Land Use and Transportation Committee
- Tom Eanes – chair of the Housing, Neighborhoods and Urban Centers Committee
- Lyn Krizanich and Joe Quintana – at-large members
- John Owen – chair emeritus

### SPC Subcommittee Activities

The commission has two standing subcommittees that meet monthly, the newly reformed Land Use and Transportation (LUT) Committee and the Housing, Neighborhoods and Urban Centers (HNUC) Committee.

The LUT committee is currently working on several projects including review of the Comprehensive Plan amendments, helping the City craft an industrial lands strategy, and reviewing and advising on the City's waterfront plan and replacement of the Alaskan Way Viaduct.

see **planning commission** on page 8

**multifamily parking**, *cont. from page 1***New Multifamily Parking Requirements**

|                        |   |
|------------------------|---|
| First Hill             | 0.5 parking space per unit  |
| Pike/Pine              | 0.5 parking space per unit  |
| Capitol Hill           | 1 parking space per unit  |
| University District NW | 1 parking space for each unit with two or fewer bedrooms; 1.5 spaces for each unit with three bedrooms, plus 0.25 space for each bedroom in units with more than three bedrooms |

buildings, in all commercial zones.

For more information about changes to parking requirements and other revitalization efforts in these neighborhoods, contact:

**Mark Troxel, DPD Planner**  
(206) 615-1739, [mark.troxel@seattle.gov](mailto:mark.troxel@seattle.gov)

For information on the Neighborhood Business District Strategy, visit [www.seattle.gov/dpd/planning/nbds](http://www.seattle.gov/dpd/planning/nbds) or contact:

**Jory Phillips, DPD Planner**  
(206) 386-9761, [jory.phillips@seattle.gov](mailto:jory.phillips@seattle.gov)

**broadway rezones**, *cont. from page 1*

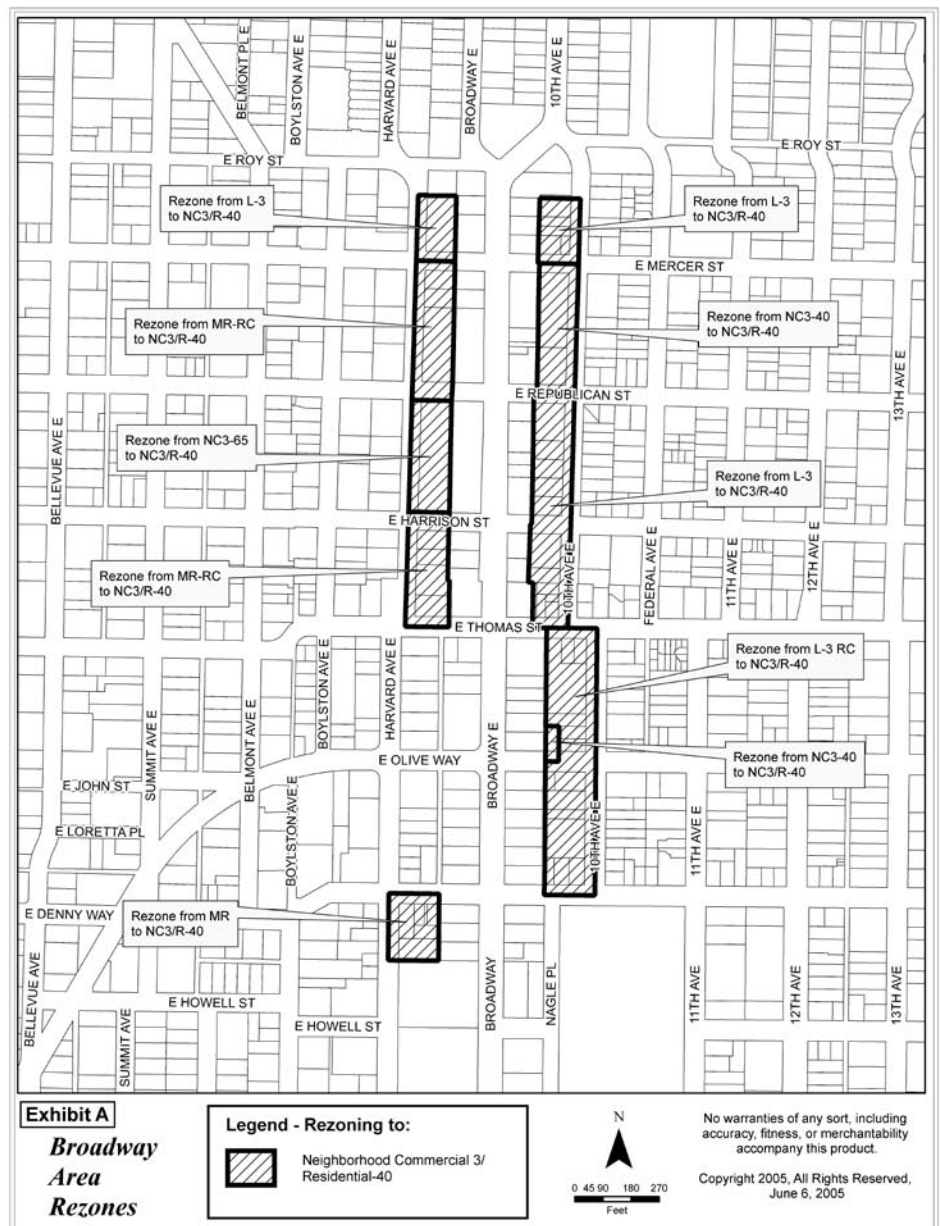
Commercial 3 (NC3) to Neighborhood Commercial 3/Residential (NC3/R) or from L3, NC3 or Midrise/Residential Commercial (MR/RC) to NC3/R; and

- Height limits are increased from 40 feet to 65 feet, from 35 feet to 40 feet and from 40, and 60 feet to 65 feet.

Code amendments changed the rezone criteria to allow use of the Neighborhood Commercial/Residential (NC/R) zone, as shown. Related to these rezones and code amendments, the City has also adopted new residential parking requirements (see top story on pg. 1).

This legislation will become effective Aug. 15. Questions about the rezone may be directed to:

**Mike Podowski, DPD Planner**  
(206) 386-1988  
[mike.podowski@seattle.gov](mailto:mike.podowski@seattle.gov)



# Seattle Design Commission Update



"Championing civic design excellence in Seattle's public realm"

The spring has been a busy season for the Seattle Design Commission (SDC). In late April, the commission welcomed its newest member, Dennis Ryan, an urban planning professor at the University of Washington. Ryan fills the Urban Designer position on the commission and brings more than 30 years of experience on community planning and design issues to his new role as a design commissioner. He was formerly on the Seattle Planning Commission, sits on the Board of Arcade Journal, and is a former chair of the Department of Community Design and Planning at UW.

## Project Reviews

Highlights from April to June project reviews by the commission include:

### ■ SR 520 Improvement

**Project** – gave ongoing support for the Washington State Department of Transportation (WSDOT) plans to proceed with several options for the expansion of SR 520, encouraging full exploration of a new six-lane alternative being championed by the local community that includes a high bridge connection directly to the UW Stadium and Pacific Avenue. The commission continues to prefer a solution that minimizes the width and bulk of the project, especially over the Arboretum and across Portage Bay, and encourages WSDOT

to include added amenities such as a new park lid to reconnect the Montlake neighborhood, intermodal connections to a future Link Light Rail Stadium station and a bridge option to Pacific Avenue in both the four-lane and six-lane options.

- **Fire Station 10 Replacement** – approved final design of this new civic project that will be sited just south of the Yesler Viaduct between two historically significant neighborhoods, Pioneer Square and the International District. The commission commended the integrated thinking of the design team, bringing architect, landscape architect and a fine artist to the challenge of designing a new modern structure that was "threat aware" not

"threat driven" and with the pedestrian experience in mind.

- **Safeco Street Vacation and Skybridge Proposal** – reviewed twice and conditionally recommended approval of both the subterranean vacation of a segment of Brooklyn Avenue Northeast to accommodate underground employee parking and a new skybridge to optimize internal circulation at the new expanded campus for Safeco Insurance in the University District. Public benefits offered by the proponent to help justify the vacation and skybridge focus on a comprehensive improved streetscape plan for two full blocks with an emphasis on art, lighting, seating and plantings. The commission was concerned about the lack



Fire Station 10 rendering courtesy of Weinstein AU

of sufficient detail at this early design stage and asked to see the project again after Council moves on the proposal this summer. They also cautioned that the project should not unduly hamper or add significant costs to Sound Transit's plans to develop a North Link Light Rail station nearby.

- **Northgate Area** – approved final design of Fifth Avenue Streetscape Improvements with some lingering concerns that the project have its larger context in mind and fit with a long-term plan for the area. The commission encouraged the Seattle Department of Transportation (SDOT) to be judicious in the placement of trees, curb cuts and pathways and supported the design of a wide pedestrian crossing between the mall and the new combined community center, library and park across the street. The commission also approved early concept designs for the new Thornton Creek Water Quality Channel project that will run through the assisted living housing development proposed for the South Lot—with the caveat that an ample buffer zone be created and that the most appropriate landscape materials be used to make the site a successful piece of civic infrastructure.

### Recent Events and Activities

The commission and staff conducted a series of three workshops this spring, joined by City staff from the Alaskan Way Viaduct team and other area project representatives. Final recommendations of the commission on the future of Alaskan Way were compiled in a summary report that was distributed in June to the Mayor, City Council, WSDOT and all workshop participants.

The recommendations also helped to inform the Central Waterfront Plan with creative ideas for the design and general character of the new surface boulevard, envisioned as part of the City and State's preferred tunnel solution for the Viaduct and Seawall, which will run along the water's edge and connect via a new lid structure to Pike Place Market.

Other activities outside of regularly scheduled meetings included:

- participation in Seattle Center's Mercer Corridor Stakeholder Group workshops
- representation on the Woodland Park Zoo Garage Design-Build Consultant Screening Panel
- attendance at community groundbreaking events for both the new City Hall Plaza and the Ballard Neighborhood Library and Community Center

### Upcoming SDC Activities

Several projects are tentatively scheduled on Design Commission agendas this summer, including:

- **Thomas Street Pedestrian Bridge** – Schematic Design
- **SR 520 Bridge Improvements** – further review of early design concepts
- **Broadview Library Expansion** – schematic design on the last of the Libraries for All Levy projects
- **Magnolia Playfields Renovation** – schematic designs to transform the site into a major new view park overlooking Elliott Bay
- **Queen Anne Park** – concepts for a new urban block park in the Uptown neighborhood
- **Aurora Avenue Improvements** – ongoing review of comprehensive streetscape enhancements for a 40-block segment of this major state arterial in North Seattle
- **Downtown Wayfinding Signage Program** – Phase III

SDC meetings are open to the public and are held the first and third Thursday of each month in the Boards and Commissions Room in City Hall. For more information on commission activities, contact:

**Layne Cubell, Design Commission Coordinator,**  
(206) 233-7911, [layne.cubell@seattle.gov](mailto:layne.cubell@seattle.gov)

### SDC Unveiling New Website

This summer, the SDC will unveil a new look and user-friendly format for its website. This will make it even easier for the public to access information on upcoming or past project reviews and general information about the commission. To learn more, visit [www.seattle.gov/designcommission](http://www.seattle.gov/designcommission) or contact:

**Tom Iurino, DPD Planner**  
(206) 684-0435, [tom.iurino@seattle.gov](mailto:tom.iurino@seattle.gov)





# seattle ENERGY code

Visit DPD's  
Energy Code website:

**www.  
seattle.  
gov/dpd/  
energy**

## 2004 Seattle Energy Code Takes Effect July 6

The Seattle City Council voted to approve the 2004 Seattle Energy Code ordinance at its meeting in late May and the Mayor signed the ordinance shortly thereafter. The 2004 code takes effect on July 6. As the changes are minimal for Seattle, there is no additional grace period.

The 2004 Seattle Energy Code consists of the 2004 Washington State Energy Code plus Seattle amendments. To download the code, or for a summary of the changes, see the Seattle Energy Code website at **[www.seattle.gov/dpd/energy](http://www.seattle.gov/dpd/energy)**.

Copies of the 2004 Washington State Energy Code can be downloaded from the Washington State Building Code Council website at **[www.sbcc.wa.gov](http://www.sbcc.wa.gov)**—click on “State Building Codes,” then “2004 Washington State Energy Code” under Code Amendments effective July 1, 2005.

DPD is selling hard copies of the 2004 Washington State Energy Code and the 2004 Seattle Supplement at the Applicant Services Center on the 20th floor of the Seattle Municipal Tower at 700 Fifth Ave.

For project questions related to the 2004 Seattle Energy Code, contact DPD's Energy/Mechanical Technical Backup at (206) 684-7846, from 1:00-4:15 p.m. For further information on the 2004 Seattle Energy Code update process, contact:

**John Hogan, DPD Senior Energy Analyst**  
(206) 386-9145, [john.hogan@seattle.gov](mailto:john.hogan@seattle.gov)

## Uniform Plumbing Code Training Opportunities

### July 22, 2005

Holiday Inn SeaTac  
(overnight rooms \$89)  
17338 International Blvd, Seattle  
8:00 a.m. - 5:00 p.m.  
Instructor: Dave Cantrell  
Fee: \$125 (includes lunch)

### August 5, 2005

Moses Lake Fire Department  
701 East Third Avenue, Moses Lake, WA  
8:00 a.m. - 5:00 p.m.  
Instructor: Dave Cantrell  
Fee: \$125 (includes lunch)

For more information and to register online, please visit **[www.wabo.org](http://www.wabo.org)**.

## planning commission, *cont. from page 4*

It is also involved in reviewing plans for the Seattle Monorail, making recommendations on the City's Transportation Strategic Plan, and advising City decision-makers on the next phase of regional transit service for Sound Transit.

This year the HNUC is focused on analyzing and assisting in the efforts of the Mayor's Center City Strategy. It has reviewed the Neighborhood Business District Strategy, the Downtown Zoning Proposal, and various work happening in the Northgate community. The committee is also committed to helping the City craft a housing strategy and think about the next phase of neighborhood planning and implementation.

The commission meets twice a month on the second Thursday (3:00-5:30 p.m.) and fourth Thursday (7:30-9:00 a.m.) in the Boards and Commissions Room at City Hall (Room L280). The public is encouraged to attend. Please check the commission's website for current and past agendas at **[www.seattle.gov/planningcommission](http://www.seattle.gov/planningcommission)**.



The May 2005 issue of dpdINFO featured a case study on green parking lots, an innovative strategy for meeting landscaping and water quality requirements on parking lot projects. This month we highlight two City projects that recently gained LEED™ ratings.

## Park 90-5

Buildings

A &amp; C



*The asphalt parking lot at Park 90-5, a multifunction police support facility, was at the end of its life and required replacement. It was pulverized on site and reused as base material under the new asphalt surface.*

### Building C Highlights:

- 99 percent reuse of structural systems and building envelope
- 96 percent of construction waste was recycled
- 57 percent of all wood is FSC-certified (\$250,000 lumber package)
- 31 percent water savings—over 1 million gallons of water and sewer conveyance savings per year
- 23 percent of all materials in building manufactured with recycled content
- 22 percent of all materials manufactured regionally
- 18 percent energy savings beyond the Seattle Energy Code and 34 percent better than ASHRAE 90.1-1999 requirements—over \$1 million savings over 20 years
- 14 percent of the building used salvaged materials including: \$430,000 of reused office furniture, windows, doors, cabinets and ceiling tiles

### Bringing New Purpose to Old Buildings

The City's Fleets and Facilities Department (FFD) and the Seattle Police Department (SPD) were recently awarded LEED™ ratings on two projects in the Park 90-5 Renovation.

Formerly the site of a Starbucks's coffee-roasting plant and a meat-packing facility, the buildings were acquired in 1996, when the City purchased 10 acres with a five-building complex on Airport Way in order to relocate several specialized police functions from the downtown area. The City renovated Building A—an 84,000 square foot, four-story office building—and Building C—a 125,000 square foot, high-bay warehouse with office space. The new facility was developed to meet the specialized requirements of police department units, including forensic labs, offices and support, training facilities, classrooms, lockers, interior parking for fleet vehicles, quartermaster, and storage.

The adaptive-reuse of Buildings A and C originally encompassed 175,000 square feet of extensive renovation for both buildings on a budget of \$18 million. However, the 2001 Nisqually earthquake caused significant damage to both buildings, requiring seismic upgrades. With the upgrades, the project budget for the planned renovation, alteration and site improvements increased from \$18 million to \$30 million.

Even with the impacts to the project budget and schedule, the project team was able to keep the sustainable building goals on track. Building C achieved a LEED™-NC 2.0 Gold (LEED™ for New Construction), and Building A achieved LEED™-CI Silver certification (LEED™ for Commercial Interiors)—all for \$95 per square foot.

### Project Makes Strong Case for Sustainable Building

The project's performance achievements demonstrate the success of the team's approach, and make a strong economic case for sustainable building. It began with a decision made by the City to forego new construction for this facility in favor of renovating an existing structure.

This strategy reduced the need for new materials and set an aggressive goal for salvaging and creatively reusing materials in the project. Concrete tilt-up walls and glu-lam roof members were retained with structural upgrades to meet seismic requirements. The salvaged building materials included structural heavy timber from the roof, doors, frames, windows, casework, ceiling tiles, office furniture, partitions and equipment. The architect, DKA, and the design team took care to creatively incorporate these items into the new design.

The asphalt parking lot, at the end of its life and requiring replacement, was also reused. Instead of removing the material and transporting it to a recycling facility, it was pulverized on site and reused as base material under the new asphalt surface.

Creative thinking allowed the team to turn project liabilities into assets. For example, the building is located in a tidal mudflat zone with a high water table. More than 300 gallons of water per hour were

see **park 90-5** on page 10

**park 90-5**, *cont. from page 9*

pumped into the storm sewer system to avoid flooding the first floor of Building A. The team decided to capture this water and use it as a resource by designing a water reclamation system. The system captures the underground water and diverts it from the storm drainage system for use in irrigation, toilet flushing and vehicle washing, which saves over 1 million gallons of potable water every year, and reduces utility costs. The system also benefits the municipal system by reducing impacts to the combined stormwater and sewerage system.

Further, the team developed a site design to improve the connection between the buildings. The site improvements utilize landscaped bioswales in the parking area. The swales are both aesthetically pleasing and reduce surface runoff. Deciduous trees were planted to provide shade during the summer months and reduce the heat generated by the asphalt parking. Grass turf and English ivy (an invasive species) were replaced with native plants, which require less water for irrigation and provide better habitat for birds and animals.

The design enhances human health by extensive use of natural day lighting in the office areas and warehouse storage areas. Low VOC products and materials provide for better air quality, and a raised access floor in Building C delivers fresh air directly into the occupied space and allows users to adjust the air delivery registers to meet personal comfort levels.

Finally, Turner Construction was able to make up some time lost by the earthquake (reducing the construction schedule by 3 months) by opening up the roofing specification to allow additional bidders. "After I showed a few suppliers the quantity of FSC lumber we were purchasing for this project, there were more competitive bids for FSC lumber by the time we were doing the second building," Craig Vierling of Turner said. And by working proactively with lumber suppliers to get certified, Turner was able to procure FSC-certified lumber at a minimal premium while helping to expand the available sources for the product in the Seattle area.

### Secrets of Success: Vision and Teamwork

The project team credits its success to a visionary client, common goals and close teamwork. The City carefully selected its team by requiring sustainable building expertise; amongst the City and its' consultants there were five LEED™-accredited professionals in five disciplines contributing to the project. The City further supported the project's success by utilizing the GC/CM approach (General Contractor/Construction Manager), enabling the City to hire the contractor as construction manager early in the project, thus making it possible for the contractor to integrate sustainable building into the process and services from the beginning.

The team's dedication to producing a high-performance green building engendered a high level of collaboration and design integration among its members. Consistent communication was critical as the project continued to change. The team worked together and brainstormed from early in the project, continuing this cooperative and collaborative approach through the end of construction. This effort has provided a durable, attractive, state-of-the-art facility for the City of Seattle, setting an example of how adaptive-reuse projects can not only bring new purpose to old buildings, but they can save on future operating costs while achieving LEED™ Silver and Gold certification.



### The Park 90-5 police support facility has received three awards:

- Associated General Contractors of Washington 2005 Construction Award for a remodel/tenant improvement over \$5 million
- Associated General Contractors of Washington Willie O'Neil Award for Environmental Excellence
- Pacific Northwest Chapter of the Construction Management Association of America best-managed local public project between \$10 and \$50 million.

### For More Info

For more information on the Park 90-5 complex renovation project contact:

**Teresa Rodriguez, FFD**  
(206) 684-0156

[teresa.rodriguez@seattle.gov](mailto:teresa.rodriguez@seattle.gov)

**Marc Jenefsky, AIA at DKA**  
(206) 443-9939, [marc@dkarch.com](mailto:marc@dkarch.com)

**Craig Vierling, Turner Construction**  
(206) 615-0958, [cvierling@tcco.com](mailto:cvierling@tcco.com)

Learn more about LEED™ (Leadership in Energy and Environmental Design) at [www.usgbc.org/LEED/LEED\\_main.asp](http://www.usgbc.org/LEED/LEED_main.asp).

Learn more about DPD's role in green building at [www.seattle.gov/dpd/sustainability](http://www.seattle.gov/dpd/sustainability) or contact:

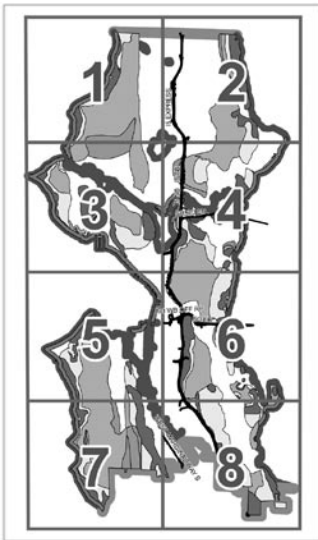
**Lynne Barker**  
DPD Sustainable Development Planner  
(206) 684-0806  
[lynne.barker@seattle.gov](mailto:lynne.barker@seattle.gov)

## Engineered Wind Design Map Now Available Online

A map showing wind exposure and terrain adjustment factors to be used in designing structures for wind loads in Seattle is now available on DPD's website at [www.seattle.gov/dpd/research/engineering\\_wind\\_maps](http://www.seattle.gov/dpd/research/engineering_wind_maps). Users who have Adobe Acrobat may click on the map and zoom in for a more detailed view of a particular area or topography.

This map was derived from the wind load provisions in ASCE 7-02, and may be used by engineers who are using ASCE 7 or SEAW's Rapid Solutions Manual in their designs. Use of the mapped factors will be accepted by DPD without question, but engineers may also choose to justify the use of factors they derive, as the mapped values may not be 100 percent accurate in all cases. These derivations will need to take into account topography and winds in all directions.

For more information, contact DPD's Building Code Technical Backup at (206) 684-4630, from 1:00-4:15 p.m.



### Wind Load Factors

This map contains color-coded areas identifying wind speed-up areas in Seattle with acceptable Kzt values and areas defined as being Exposure Category C. The Kzt values will be accepted by DPD as default values for Kzt in lieu of the calculated values required by Section 6.5.7.2 of ASCE 7-02. Similarly the areas identified as Exposure Category C will be accepted by DPD in lieu of a determination required by Section 6.5.6.3 of ASCE 7-02.

To view the map and key in full color, visit [www.seattle.gov/dpd/research/engineering\\_wind\\_maps](http://www.seattle.gov/dpd/research/engineering_wind_maps).

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## Client Assistance Memos

### UPDATED

- **CAM 220**, *Lot Coverage, Height and Yard Standards for Homes in Single Family Zones*, was updated to reflect new exceptions to rear/front yard setbacks for non-conforming structures to accommodate basements/attics.
- **CAM 238**, *Design Review: General Information, Application Instructions, and Submittal Requirements*, was revised to add instructions on a new drop-off submittal option for early design guidance applications that will begin in late July 2005.
- **CAM 503**, *Side Sewer Permits in Seattle*, was updated to reflect current work at DPD. A definition for "service drain" was added, while "Surface Water Prevention Plan" was removed from list of necessary information to be submitted.
- **CAM 504**, *Side Sewer As-Built Plan Requirements*, was revised to reflect a reduction in the amount of information applicants need to note on as-built plans due to new GIS data input by Seattle Public Utilities' GIS staff.

CAM updates are available online at [www.seattle.gov/dpd/publications](http://www.seattle.gov/dpd/publications). Printed copies are available from the Public Resource Center, 20th floor, Seattle Municipal Tower, 700 Fifth Ave., (206) 684-8467.

## Director's Rules

### FINAL

- **DR 11-2005**, *Terry Avenue North Street Design Guidelines - Appendix C to the Street Improvement Manual*, became effective June 22, 2005. This is a joint ruling with SDOT Director's Rule 3-05.
- **DR 20-2005**, *Implementation of the Fee Subtitle - Tree and Vegetation Removal*, became effective July 1, 2005.

**IMPORTANT:** Notice of Draft Director's Rules comment periods is provided in dpdINFO as a courtesy to readers. Official legal notice regarding Director's Rules is published in the *Daily Journal of Commerce*. Land use rules are also published in DPD's **Land Use Information Bulletin** (formerly known as the General Mail Release or GMR). To view the bulletin online or to receive an email alert when it is posted online, visit [www.seattle.gov/dpd/notices](http://www.seattle.gov/dpd/notices). To receive a printed version by mail, please contact Betty Galarosa, [betty.galarosa@seattle.gov](mailto:betty.galarosa@seattle.gov), (206) 684-8322.

## HOW TO REACH US AT DPD

### Permits

|   |              |
|---|--------------|
| General Applications ( <i>Applicant Svcs Ctr</i> )..... | 206-684-8850 |
| Address Assignment.....                                 | 684-8850     |
| Cashier.....  | 386-9780     |
| Design Review Program.....                              | 233-3823     |
| Drainage & Sewer Review ( <i>incl side sewer</i> )..... | 684-5362     |
| Land Use Reviewers ( <i>see note below</i> *).....      | n/a*         |
| Master Use Permits.....                                 | 684-8467     |
| Plans Routing.....                                      | 684-8169     |
| Over-the-Counter (OTC) Permits.....                     | 684-8464     |
| Plumbing & Gas Piping Permits.....                      | 684-5198     |
| Sign Permits.....                                       | 684-8419     |

### Inspections

|                                   |          |
|-----------------------------------|----------|
| Inspection Requests: General..... | 684-8900 |
| Inspectors: General.....          | 684-8950 |
| Site/Erosion Control .....        | 684-8860 |

### Planning

|                                       |          |
|---------------------------------------|----------|
| CityDesign (urban design office)..... | 615-1349 |
| Comprehensive Planning .....          | 233-0079 |
| Land Use Policy.....                  | 684-8880 |
| Seattle Design Commission.....        | 615-1349 |
| Seattle Planning Commission.....      | 684-0433 |

### Administration

|                              |          |
|------------------------------|----------|
| Office of the Director ..... | 684-8899 |
| Community Relations.....     | 233-3891 |
| Accounting .....             | 684-4175 |

### Code Violation Complaint Hotline

Construction, Housing & Land Use Complaints... 684-7899

### Information

|  |          |
|--|----------|
| General Department Information.....                                  | 684-8600 |
| Applicant Services Center (ASC) .....                                | 684-8850 |
| <i>Hours: M,W,F: 7:30am-5:30pm; Tu,Th: 10:30am-5:30pm</i>            |          |
| Code Compliance ( <i>enforcement info</i> ).....                     | 615-0808 |
| Events & Classes.....  | 684-8443 |
| GIS Maps & Services.....   | 684-0965 |
| Licensing & Testing ( <i>gas piping, steam eng, refriger</i> )... .. | 684-5174 |
| Media Relations.....   | 233-3891 |
| Microfilm Library.....   | 233-5180 |

*Hours: M,W,Th,F: 9am-4:30pm; Tu: 10am-4:30pm*

|   |          |
|---|----------|
| Property Owner/Tenant Assistance.....         | 684-7899 |
| Public Resource Center (PRC) .....            | 684-8467 |
| <i>Hours: M,W,Th,F: 8am-5pm; Tu: 10am-5pm</i> |          |

|  |          |
|--|----------|
| Publications.....  | 684-8467 |
| Site Development.....  | 684-8860 |
| Sustainable Building.....  | 684-0806 |
| Tech Support: Building Code ( <i>1-4:15pm</i> ).....                       | 684-4630 |
| Tech Support: Electrical Code ( <i>see ASC hours</i> ).....                | 684-5383 |
| Tech Support: Energy/Mech Code ( <i>1-4:15pm</i> ).....                    | 684-7846 |
| Zoning Info ( <i>general, not site-specific</i> *).....                    | 684-8467 |
| Zoning Info ( <i>site-specific Single Family*</i> ; <i>1-4:15pm</i> )..... | 684-8850 |

\* Due to the complexity of Seattle's Land Use Code, all other types of information must be obtained in person at DPD's Applicant Services Center or online at [www.seattle.gov/dpd/landuse](http://www.seattle.gov/dpd/landuse).

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